

## AGENDA

CIA Review Meeting  
September 28, 1981

1. Status Reports
2. Geotechnical Investigation
3. EIA
  - o Submission of draft to GSA, Monday, October 26; deadline for texts: Monday, October 12.
  - o Alternatives considered: no action, partial consolidation: how to treat
  - o Recreation (Langley Fork Park) (Par Course)
4. Master Plan
  - o Distribute outlines
  - o How to treat phasing
  - o Reception center
  - o Parking: GSA
  - o How to treat number of CIA employees
5. Review of drawings/procedure for Thursday NCPC session.
6. Meet a) before b) after NCPC?

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Skidmore, Owings & Merrill

September 24, 1981

# OUTLINE CIA MASTER DEVELOPMENT PLAN

<b>1.0</b>	<b>Introduction</b>	<u>Applicable</u> <u>Drawings</u>
1.1	Summary of Plan	
1.2	Background and rationale for project	E-1
1.3	Planning process	
<b>✓2.0</b>	<b>Existing Land Use</b>	
2.1	Acreage of various uses (table)	E-2
2.2	Topography and natural features	E-3, E-4
<b>✓3.0</b>	<b>Existing Facilities</b>	
3.1	Existing buildings and their uses (table)	E-5
	o Heights	
	o Gross floor areas	
	o Status and condition of buildings (permanent, temporary, to be replaced, etc.) (table)	
3.2	Architectural character of existing buildings (style, building materials, etc.) (table)	
3.3	Number and types of employees (table) —→ ?	
3.4	Transportation and circulation	E-6
	o Circulation system and access/egress	
	o Parking facilities	
	o Existing traffic volumes (table)	
	o Available transit service	
	o Pedestrian circulation	
3.5	Public and private utilities	E-8
<b>4.0</b>	<b>Master Development Plan</b>	
✓4.1	Land use plan: major categories of land uses and their acreages (table)	M-1
✓4.2	Circulation plan	M-2
	o Access and egress	
	o Internal circulation: main, secondary, and service roads	
	o Projected traffic volumes on and off site (table)	
	o Location and number of parking and	

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## Applicable Drawings

- loading spaces **(table)**
- o Pedestrian circulation system
- o Public transportation **(table)**
- ✓4.3 Site development plan M-3, M-4
  - o Location, uses, gross floor areas, and heights of buildings **(table)**
  - o Status and condition of buildings (existing to remain as is, existing to be removed, proposed for future, etc.) **(table)**
  - o Numbers of employees in buildings **(table)**
- ✓4.4 Landscape plan M-6
  - o Existing and proposed trees and planting **(table)**
  - o Topography
  - o Other significant features (drainage, retaining walls, etc.)
- ✓4.5 Site sections (2) M-7
  - o Topographical and natural features; heights of buildings
- ✓4.6 Staging of development **(table)** M-8
  - o Ten-year program
  - o Time of completion of facilities
- 4.7 Utilities plan **(table)** M-9
- 4.8 Relationship to local plans and programs M-10
  - o Fairfax County
  - o National Park Service
  - o VDHT
  - o GSA
  - o Private groups
- 4.9 Cost estimate **(table)**
  - o site work
  - o Utilities
  - o Roadways
  - o Parking structure
  - o Foundation
  - o Building shell
  - o Finishes
  - o Systems and equipment

**CIA DRAWING LIST**  
15661-000  
September 4, 1981

Number	Title	Base	Overlays	Remarks
E-1	Vicinity Map	D(100%)	D1(100%)	Overlay D1: Site indication & other reference notes
E-2	Existing land use	A(50%)	A1(50%) A3(100%)	Overlay A1: Road net Overlay A3: Land use indications
E-3	Existing natural features	A(50%)	A1(50%) A2(100%) A4(100%)	Overlay A2: topography Overlay A4: natural features notation
E-4	Existing conditions aerial photo			In base drawing
E-5	Existing conditions	A(100%)	A1(50%) A5(100%)	Overlay A5: building titles etc.
E-6	Existing local circulation	A(50%)	A1(50%) A6(100%)	Overlay A6: Circulation level of service, distribution, parking, volume, public transit, pedestrian circulation
E-7 (optional)	Existing vicinity circulation	D(50%)	D2(100%)	Overlay D2: Vicinity circulation
E-8	Existing Utilities Plan	A(50%)	A-7(100%)	Overlay A7: utilities
M-1	Master plan land use	B(50%)	B1(50%) B3(100%)	Overlay B1: road net Overlay B3: land use indications

Number	Title	Base	Overlays	Remarks
M-2	Master plan circulation	B(50%)	B1(50%) B4(100%)	Overlay B4: circulation, level of service, distribution parking, volume, public, transit, pedestrian circulation
M-3	Master Plan Site Development	B(100%)	B1(50%) B5(100%)	Overlay B5: Shadows, labels
M-4	Master Plan Detail Site Development	C(100%)	C1(50%) C2(50%) C3(50%)	Overlay C1: Road net Overlay C2: Topography Overlay C3: 1st Floor plan, labels
M-5 (optional)	Master Plan Floor Plans			1" = 100' Diagrammatic floor plans
M-6	Master plan natural features	B(50%)	B1(50%) B2(100%) B6(100%)	Overlay B2: Topography Overlay B6: Natural features
M-7	Master plan site sections			In base drawing
M-8	Master plan staging	B(50%)	B1(50%) B7(100%)	Overlay 7: Staging
M-9	Master plan utilities	B(50%)	B8(100%)	Overlay 8: Utilities
M-10	Relationship to vicinity	D(50%)	D3(100%)	Overlay D3: Issues ?

Key: A - Existing 200' = 1"  
 B - Masterplan 200' = 1"  
 C - Masterplan 100' = 1"  
 D - Vicinity Plan

**CIA MASTER PLAN**  
**RENDERINGS, MODEL, AND PHOTOS**

**1. Perspective Renderings**

Three renderings required: one overall view, bird's eye, 20" x 30", and two "special interest areas", eye level, 18" x 24".

**2. Model**

Presentation quality; to include access routes and extend at least one block beyond site boundaries; should show all new and existing structures in block form, parking, roadways, plazas, bus stops, fences, building entrances, new and existing landscaping features.

**3. Photos and Slides**

Three mounted color photos of model (20" x 30"); five sets of 35 mm color slides of model.

**OUTLINE**  
**MASTER UTILITY SYSTEMS PLAN**

**1.0 Introduction**

- 1.1 Summary
- 1.2 Relationship to Master Development Plan
- 1.3 Planning process: agencies consulted

**2.0 Existing Systems**

- 2.1 Water supply
- 2.2 Sanitary sewer
- 2.3 Storm sewer
- 2.4 Storm water management
- 2.5 Drainage and erosion control
- 2.6 Electrical power

**3.0 Capacity Analysis**

- 3.1 Water supply
- 3.2 Sanitary sewer
- 3.3 Storm sewer
- 3.4 Storm water management
- 3.5 Drainage and erosion control
- 3.6 Electrical power
- 3.7 Conclusions

**4.0 Improvements Required**

- 4.1 Design criteria for applicable systems
- 4.2 Unmet demands
- 4.3 Recommended improvements: relocation and new construction

**5.0 Cost Estimates**